

**BEFORE THE BOARD OF DESIGN REVIEW**  
**FOR THE CITY OF BEAVERTON, OREGON**

IN THE MATTER OF A REQUEST FOR	)	ORDER NO. 1772
	)	
APPROVAL TO ALLOW SHARED	)	PD2004-0001
	)	
PARKING WITH THE OTHER	)	ORDER APPROVING
	)	
COMMERCIAL DEVELOPMENTS ON	)	REQUEST WITH
	)	
THE SUBJECT SITE (CRYSTAL SPA).	)	CONDITIONS
	)	
JOHN FINKLEA, APPLICANT.	)	

The matter came before the Board of Design Review on January 13, 2005, on a request for approval to allow shared parking with the other commercial developments on the subject site. The proposed Parking Determination is located between 8635 SW Beaverton Hillsdale Highway and is more specifically identified on Tax Lot 300 and 400 on Washington County Assessor's Map 1S1-14AD. The property is zoned Community Service (CS) and is approximately 1.89 acres in size.

Pursuant to Ordinance 2050 (The Development Code), Sections 50.15.2 and 50.45, the Board of Design Review conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Board, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated January 6, 2005, as

applicable to the applicable approval criteria contained in Section 40.03 and Section 40.55.15.2.C of the Development Code.

**IT IS HEREBY ORDERED PD2004-0001 is APPROVED**, based on the testimony, reports and exhibits presented during the public hearing on the matter and upon the background facts, findings, and conclusions found in the Staff Report dated January 6, 2005, subject to the following conditions:

**A. Prior to issuance of the site development permit, the applicant shall:**

1. Provide proof of recordation of shared access and parking easement over the new spa building property and existing building property to cover access and parking areas establishing that users of both properties have access to the parking and access points and drive aisles. The access easements shall run in perpetuity with the land or for the duration of time that the two properties rely on shared parking and access. (Transportation/DRG)

**B. Prior to building permit issuance, the applicant shall:**

2. Demonstrate to the satisfaction of the Planning Director that the applicant is a member of the Westside Transportation Alliance, the Transportation Management Association approved by the City for this area, to satisfy the requirement to receive the proposed parking reduction. (Transportation/DRG)
3. Provide 14 (2 required and 12 for vehicle space reduction) secured long term spaces, lighted and covered, and 2 short term bike spaces based on the on the 11,500 sq ft of therapeutic spa building and the existing building uses. (Transportation/DRG)

**CARRIED** by the following roll call vote:

<b>AYES:</b>	Soth, Straus, Collins, Shipley and Doukas.
<b>NAYS:</b>	None.
<b>ABSTAIN:</b>	None.
<b>ABSENT:</b>	Beighley and Weathers.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2005.

To appeal the decision of the Board of Design Review, as articulated in  
Land Use Order No. 1772 on appeal must be filed with the City of Beaverton  
Recorder's Office by no later than 5:00 p.m. on \_\_\_\_\_, 2005.

BOARD OF DESIGN REVIEW  
FOR BEAVERTON, OREGON:

ATTEST:

APPROVED:

\_\_\_\_\_  
LIZ JONES  
Associate Planner

\_\_\_\_\_  
MIMI DOUKAS  
Chair

\_\_\_\_\_  
STEVEN A. SPARKS, AICP  
Development Services Manager